

**PLANNING AND ZONING COMMISSION
MINUTES
EXECUTIVE SESSION/GENERAL MEETING
March 10, 2009**

Place: Room 206
Town Hall

TIME: 8:00 P.M.

PLANNING & ZONING COMMISSION MEMBERS ATTENDING:
Conze, Finke Bigelow, Grimes, Hutchison, Spain

STAFF ATTENDING: Ginsberg, Keating
RECORDER: Syat

EXECUTIVE SESSION

Interviews for SWRPA Representative.

The Commission voted to go into Executive Session to interview two potential SWRPA representatives. The public was asked to leave the room. First, the Commission interviewed Robert Young. Later, they interviewed John Marr. No motions were made and no decisions were made during the Executive Session.

GENERAL MEETING

At 8:45 p.m., the general public was invited into the room and the General Meeting was started. Chairman Conze read the first item of business:

Discussion of, and possible appointment of, SWRPA Representative.

Mr. Conze asked the Commission members whether they felt that Mr. Marr or Mr. Young should be appointed as the Commission's representative to SWRPA. Mrs. Grimes voted in favor of Mr. Young. Misters Spain, Hutchison, Bigelow, Conze and Finke voted in favor of Mr. Marr. Mr. Marr was appointed as the Commission's 2009 representative to the South Western Regional Planning Agency.

The Commission thanked Robert Young for his years of service.

Mr. Conze read the following agenda item:

Discussion, deliberation and possible decision regarding:

Amendment of Zoning Map #4-2008, Amendment of Zoning Regulations #8-2008, Site Plan Application #268, Special Permit Application #122-A, Land Filling & Regrading Application #219, lot line revision, Darien Housing Authority, Noroton Avenue, Elm Street, and West Avenue. Proposing to replace the existing single-family residences and apartment building which now comprise Allen-O'Neill Homes; to amend the DMR Zoning Regulations, and rezone the properties to DMR; abandon the existing Allen-O'Neill Drive; revise lot lines; construct 24 new apartment and townhouse structures containing 116 units of housing; construct one community

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building; install drainage facilities; and to perform related site development activities. *HEARING CLOSED JANUARY 13, 2009. DECISION DEADLINE: MARCH 19, 2009.*

The subcommittee regarding this matter consisted of Mr. Spain, Mr. Hutchison and Mr. Finke. Mr. Ginsberg explained that the Committee had met several times to discuss the various aspects of the project. They spent lots of time discussing the issues raised by the public, including the drainage, the appearance of the buildings, the size of the structures, traffic and many other facets of the proposed application. Mr. Ginsberg suggested that the Commission break the discussion down into several different aspects: the first being the amendment to the Zoning Regulations; the second being the amendment to the Zoning Map; and the third being the Special Permit and site plan and site development activities including the lot line amendment and land filling and regrading aspects of the application.

The following motion was made: That the Commission waive the process of reading the entire draft Resolution aloud. The motion was made by Mr. Finke, seconded by Mrs. Grimes and unanimously approved.

With respect to the proposed Amendment to the Regulations, Mr. Hutchison said that it seems that we are choosing between preserving the residential character of the Town or allowing more intense development by the Housing Authority. He said that the Commission could not do both. Mr. Spain said that the Housing Authority has been operating at the site for more than fifty years, and they have a track record. He said that any multi-family development in the DMR Zone would only be allowed by Special Permit and the only time that a DMR Zone could be created would be at the discretion of the Planning & Zoning Commission. Mr. Bigelow noted that the Amendment to the Regulations would not automatically mean that the Housing Authority can develop any piece of property at any location. If the Housing Authority acquired another piece of property, they would need a map change and then a Special Permit and site plan development approval before they could proceed.

In response to a question, Mr. Ginsberg said that the proposed Amendment of the Zoning Regulations would leave intact the existing bulk requirements of the DMR Zone as noted in Section 525.1. They would just be adding several paragraphs to create exceptions and modifications that would be exclusively for the Housing Authority or the Town.

The majority of the Commission members believed that the proposed Amendment to the Regulations was appropriate.

With respect to the Amendment of the Zoning Map to create the DMR Zone on the Housing Authority site (excluding the two small parcels along West Avenue), none of the Commission members had any comments regarding the Draft Resolution.

Mr. Ginsberg said that the subcommittee spent lots of time in discussion regarding the Special Permit and site development aspects of the application. Much of the discussion concerned the units along Elm Street and an effort to make sure that they would have minimal impact on the neighboring houses to the north. The Draft Resolution reflects the Committee's recommendation to modify the Site Development Plan to move the proposed structures back an additional 5 feet from the front property line and to create a front landscaped area along Elm Street and to reduce the size

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of each of the proposed buildings along Elm Street. Other modifications incorporated into the Draft Resolution incorporate the comments of the Fire Marshal, and note that the comments from the engineer must be incorporated into the drainage plan, and facilitating the improvement of the intersection of Noroton Avenue and West Avenue by creating an easement for future widening of the street, and require greater preservation of existing large trees, and require a detailed phasing and sequencing plan, and require coordination of all the plans and drawings in accordance with the Commission's action.

Mr. Bigelow said that there are many issues involved in this project, and the budget concerns are part of what the Commission needs to take into account, but the primary concern about the budget rests with the Housing Authority. He is very concerned that considerable site work will be taking place while people live on the property and the Commission needs to make sure that the infrastructure of the neighborhood will not be negatively impacted. He said he does not want this project to drag along and impact the residents and neighbors.

Mr. Conze noted that the original proposal was for 116 units and then it was cut back to 111 units by the applicant's revisions. The proposed Resolution would reduce it to 107 units and this makes the financing even more tentative. He is very concerned about the financial aspects of the project and the fact that the Planning & Zoning Commission does not know the details of, or the breakdown of, the financing of this type of development. He is concerned that maintenance will not be properly handled because there may not be enough money. This could be a complex thing or it could be things as simple as dead trees that do not get replaced because there is not enough money to do so.

Mr. Ginsberg replied that the Committee discussed that type of issue at length. They realized that financing is a very tenuous, but the Committee could not support a development that would negatively impact the neighbors. The Committee felt that the Planning & Zoning Commission's primary responsibility is to make sure that the neighborhood will not be negatively impacted by the proposed development. The Housing Authority needs to evaluate the Commission's action in light of their financial situation, then the Housing Authority may need to re-think the entire project.

Mr. Bigelow asked if there was something that the Commission can do to have the ownership and maintenance of the road be a Town responsibility rather than it becoming a private driveway and therefore the responsibility of the Darien Housing Authority.

Mr. Spain noted that even if the project was approved as originally proposed, then the Housing Authority would have considerable work to do to formulate a detailed sequencing and phasing plan to deal with the existing residents while the construction is ongoing. The Planning & Zoning staff would likewise have a lot of work to do to make sure that the project is properly implemented. He said that the Committee recommendation is to modify the project to protect the neighbors, and the applicant will need to comply with those modifications or not implement the project.

Mr. Conze asked about the Commission's remedies if the project is started, and then the Housing Authority is not able to satisfy or maintain the standards of the original approval due to a lack of money. Mr. Spain said that if something like the drainage is not properly installed or maintained, the Commission would have the regular enforcement authority and the staff would issue a mandatory order requiring that the work be implemented. Mr. Spain said that the Commission has

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to deal with land use issues and protecting neighbors. He said that if the changes required by the Commission are unacceptable to the Housing Authority, then they need to go back to square one and redesign the project to make it work.

In responses to a question about floor area ratio (FAR), the Zoning Enforcement Officer, David Keating, said that the floor area ratio would only count the finished space in the building, not the unfinished basement or attic portions of the structure.

Mr. Bigelow said that he is fearful that the Town might be opening a dripping faucet that continues for a long, long time. Mr. Ginsberg said that with any large project, it will be a multi-year project to implement and there will be changes necessary as work progresses. Each proposed change would need to come back to the Commission for review, discussion and action. Mr. Bigelow said that he does not want to have a project that is tweaked and modified again and again and again, the result being that it does not work.

Mr. Finke said that the subcommittee had wrestled with this issue and therefore recommends that the modifications be incorporated and the project approved. Mr. Conze said that it would be good to require quarterly status reports from the applicant throughout the construction process. Such reports would involve the actual site development as well as financial information about the status of the project.

The following motion was made: That the Planning & Zoning Commission adopt the proposed Amendments to the Zoning Regulation as noted in the following Resolution and that the Commission adopt the Amendment of the Zoning Map to re-zone most of the Housing Authority property to the DMR Zone as noted in the following Resolution. The motion was made by Mr. Bigelow, seconded by Mrs. Grimes. All voted in favor except for Mr. Hutchison.

The following motion was made: That the Commission modify and approve the Special Permit and site plan development and lot line changes and Land Filling and Regrading application as detailed in the following Resolution and incorporate the requirement for Quarterly Reports. The motion was made by Mr. Bigelow, seconded by Mr. Finke. All voted in favor except Mr. Hutchison. The following is the Adopted Resolution and effective dates:

**PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION
March 10, 2009**

Application Number: Amendment of Zoning Map #4-2008, Amendment of Zoning Regulations #8-2008, Site Plan Application #268, Special Permit Application #122-A, Land Filling & Regrading Application #219, lot line revision.

Site Location Street Address: Noroton Avenue, Elm Street, and West Avenue
Assessor's Map #21 as Lots #14, #15, #17, #21, #22, #68-99, #100-107

Name and Address of Property Owner: Darien Housing Authority
And Applicant: 2 Renshaw Road
Darien, CT 06820

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Name and Address of
Applicant's Representative: D. Bruce Hill, Esq.
Law Office of Bruce Hill, Esq.
23 Old King's Highway South
PO Box 1103
Darien, CT 06820

Activity Being Applied For: Proposing to replace all but two of the existing single-family residences and apartment building which now comprise Allen-O'Neill Homes; to amend the DMR Zoning Regulations, and rezone the properties to DMR; abandon the existing Allen-O'Neill Drive; revise lot lines; construct 24 new apartment and townhouse structures containing 116 units of housing (modified to 111 units by the applicant and to 107 units by the Commission); construct one community building; install drainage facilities; and to perform related site development activities.

Property Location: The subject properties are on the east side of Noroton Avenue, approximately 450 feet north of its intersection with West Avenue.

Zone: R-1/3 Zone

Date of Public Hearing: *PUBLIC HEARING OPENED ON NOVEMBER 25, 2008 AND
CONTINUED TO DECEMBER 9, 2008 AND JANUARY 13, 2009.*

Time and Place: 8:00 P.M. Auditorium Town Hall

Publication of Hearing Notices
Dates: November 13 & 20, 2008

Newspaper: Darien News-Review

Date of Action: March 10, 2009

Actions:

Amendments to the Zoning Map and the Darien Zoning Regulations: ADOPTED WITH MODIFICATIONS WITH AN EFFECTIVE DATE OF SUNDAY, MARCH 29, 2009 AT TWELVE NOON.

Site Plan Application #268, Special Permit Application #122-A, Land Filling & Regrading Application #219, lot line revision, Darien Housing Authority, Noroton Avenue, Elm Street, and West Avenue. Proposing, as modified, to replace all but two of the existing single-family residences and apartment building which now comprise Allen-O'Neill Homes; abandon the existing Allen-O'Neill Drive; revise lot lines; construct 23 new apartment and townhouse structures containing 107 units of housing; construct one community building; install drainage facilities; and to perform related site development activities. APPROVED WITH CONDITIONS AND MODIFICATIONS WITH AN EFFECTIVE DATE OF SUNDAY, MARCH 29, 2009 AT 12:01 PM.

Scheduled Date of Publication of Action:
March 19, 2009

Newspaper: Darien News-Review

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The Commission has conducted its review and findings on the bases that:

- the proposed use and activities must comply with all provisions of Sections 850, 1000, and 1020 of the Darien Zoning Regulations for the Commission to approve the site development aspects of this project.
- the size, nature, and intensity of the proposed use and activities are described in detail in the application, the submitted plans, and the statements of the applicant whose testimony is contained in the record of the public hearing, all of which material is incorporated by reference.
- each member of the Commission voting on this matter is personally acquainted with the site and its immediate environs.

Amendment to the Zoning Regulations

The applicant proposes to amend the Darien Zoning Regulations by modifying certain sections in the DMR Zone (Section 520 et. seq.). The Commission acknowledges that the only other DMR Zone now in Darien is the AvalonBay property west of Hollow Tree Ridge Road and south of the railroad tracks. The Background and Purposes now in Section 521 is generally applicable to rezoning the subject properties as well, except that the phrase "...but it will not be adjacent to or adversely impact existing or potential single family residences." will need to be modified to now read "...but, except for dwelling units of the Darien Housing Authority, it will not be adjacent to existing or potential single family residences; and in no case, shall the new units adversely impact existing or potential single family residences."

The Commission believes that rezoning the subject properties to DMR, with the modifications approved herein is appropriate. The subject properties are within walking distance to Noroton Heights shopping district and the Noroton Heights Train Station. It is also within walking distance to McGuane Field, a Town park.

Recommendations on Page 6-3 of the 2006 Town Plan of Conservation and Development reads as follows:

5. *The Town should work with the Darien Housing Authority to ensure the viability and availability of affordable housing where and when possible. Also, consider the adoption of mechanisms which would facilitate the continued maintenance and operation of the Housing Authority's residential units.*
7. *Develop incentives to encourage greater apartment construction in critical areas such as the CBD, Noroton Heights and adjacent areas.*

The Commission hereby finds that the proposed Amendments of the Darien Zoning Regulations as modified herein are fully consistent with the 2006 Town Plan of Conservation & Development.

NOW THEREFORE BE IT RESOLVED that ***Proposed Amendments of the Darien Zoning Regulations*** regarding Amendments of Section 521, insert new Subsections 530-533, and renumber existing Sections 530-535 to become Sections 560-565 of the Darien Zoning Regulations is hereby

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ADOPTED WITH MODIFICATIONS WITH AN EFFECTIVE DATE OF SUNDAY, MARCH 29, 2009 AT TWELVE NOON.

The approved wording for these Sections is as follows:

New wording in bold, deletions in strikeout:

521. Background and Purposes

This district permits multi-family uses subject to special provisions. The district provides for the construction of residential dwellings, the preservation of open space, and the general enhancement of residential development of larger properties conveniently located with respect to basic services within the community. The district is designed to be ~~compatible with adjoining residential development and is adjacent to~~ **within walking distance of** the Noroton Heights Shopping Center and the Noroton Heights train station in Darien. The zone is intended to provide a broader choice of housing types, to address needs for affordable housing, and to preserve the residential character of Darien. Multi-family housing **within prescribed density limitations** may only be constructed here, where it will be in close proximity to commercial services and mass transportation facilities, but, **except for dwelling units of the Darien Housing Authority, it** will not be adjacent to ~~or~~, **and in no case, shall the new units** adversely impact existing or potential single family residences. This zone is in close proximity to a commercial retail center and permits the establishment of multi-family housing units that will serve the housing needs of persons who desire this form of housing with its associated conveniences and advantages.

530. Darien Housing Authority Special Permit Regulations

531. Background and Purposes

The rights, duties, privileges and obligations of these Special Permit Regulations shall be limited to the Darien Housing Authority only, in order to provide low and moderate income housing.

532. Permitted Uses

The applicability of this Special Permit section is also limited to land now or in the future owned or leased by the Darien Housing Authority within the DMR Zone. All of the regulations of the DMR Zone shall apply to applications by the Darien Housing Authority except the Commission may, provided it shall make all findings under Section 1000, in its discretion, grant a Special Permit modifying the following:

- a. **Setback requirements, by reducing front yard setback from fifty (50) feet to thirty (30) feet.**
- b. **Density, by increasing from a maximum of six (6) to a maximum of twelve (12) dwelling units/net acre.**
- c. **Parking, by reducing minimum number of spaces to not less than two (2) spaces per unit for developments which are entirely low and/or moderate income housing.**
- d. **Removing garage requirement and modifying driveway requirements.**

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- e. **Maximum floor Area Ratio (FAR) by increasing to .28.**

533. Special Permit

The basis for a Special Permit hereunder shall be in addition to those findings required to be made under Section 1000 and shall also be based upon:

- a. **The housing permitted hereunder being limited to entirely low and/or moderate income housing as provided by the Darien Housing Authority pursuant to and in accordance with applicable State laws and these Regulations.**

Renumber Section 530-535 Parking Residential (PR) to become Section 560-565 Parking Residential (PR).

Amendment to the Zoning Map

The applicant proposes to amend the Darien Zoning Map to rezone the subject properties, except for Lots #21 and #22 to Designed Multi-Family Residential (DMR).

Recommendations on Page 6-3 of the 2006 Town Plan of Conservation and Development reads as follows:

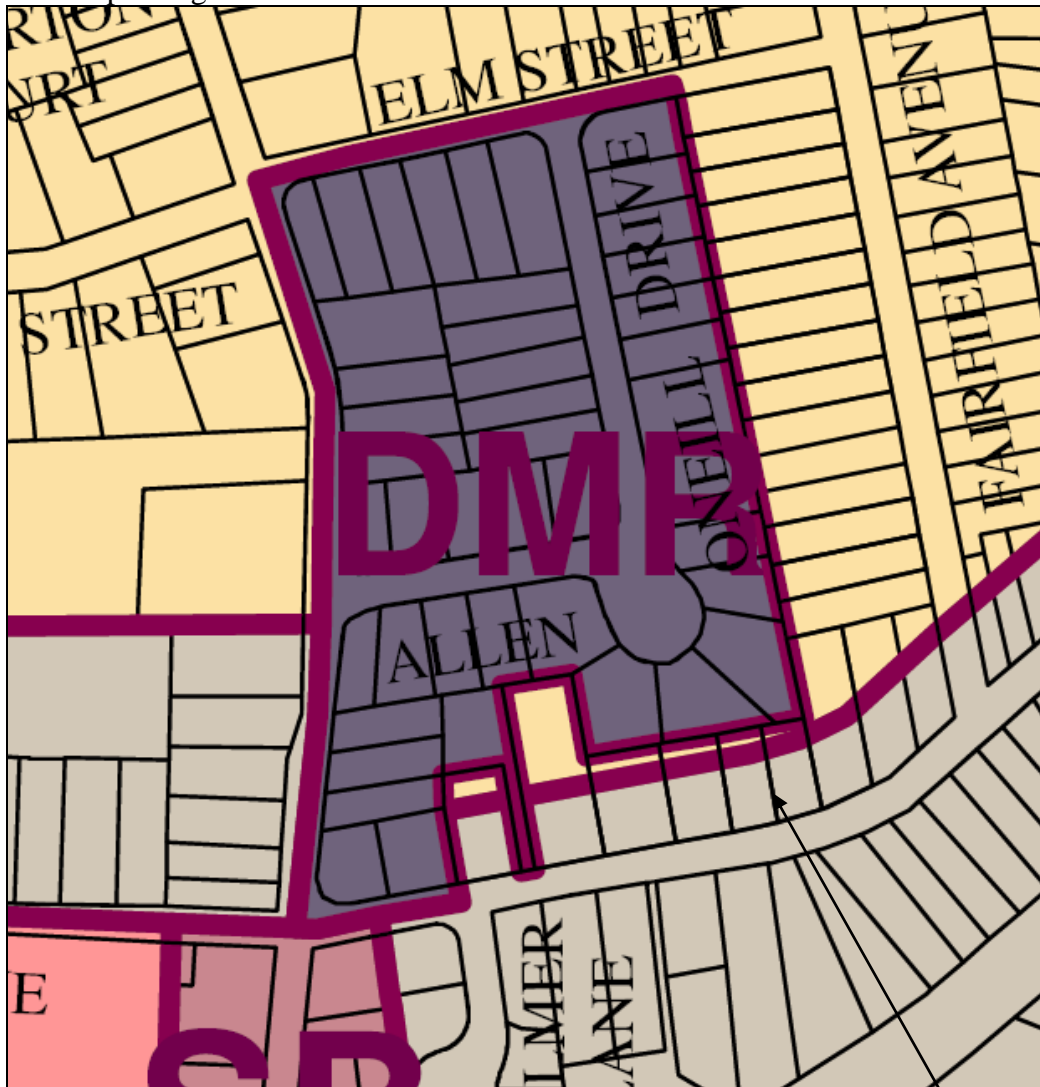
5. *The Town should work with the Darien Housing Authority to ensure the viability and availability of affordable housing where and when possible. Also, consider the adoption of mechanisms which would facilitate the continued maintenance and operation of the Housing Authority's residential units.*
7. *Develop incentives to encourage greater apartment construction in critical areas such as the CBD, Noroton Heights and adjacent areas.*

The Commission hereby finds that the proposed Amendment of the Darien Zoning Map to facilitate the Housing Authority's maintenance of affordable housing at the Allen-O'Neill site by rezoning and redeveloping the properties is fully consistent with the 2006 Town Plan of Conservation & Development.

NOW THEREFORE BE IT RESOLVED that ***Proposed Amendments of the Darien Zoning Map*** is hereby ADOPTED WITH MODIFICATIONS WITH AN EFFECTIVE DATE OF SUNDAY, MARCH 29, 2009 AT TWELVE NOON.

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The proposed map change is shown below:



The proposal put forth by the applicant shows all of the properties owned by the Housing Authority as part of the Allen O'Neill project rezoned to DMR except for the two lots which now each contain a single-family residence on West Avenue. These lots will continue to be owned and operated by the Darien Housing Authority. Those are shown on Assessor's Map #21 as Lots #21 (218 West Avenue) and #22 (216 West Avenue). Note that part of the subject application is to revise the lot lines to combine all of the lots which would be within the new DMR Zone.

-----With respect to the redevelopment of the site -----

Following careful review of the submitted application materials and related analyses, the Commission finds:

- A. **Site Plan Application #268, Special Permit Application #122-A, Land Filling & Regrading Application #219, and lot line revisions** are to abandon the existing Allen-O'Neill Drive; revise lot lines; construct 23 new apartment and townhouse structures containing 107 units of

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housing; construct one community building; install drainage facilities; and to perform related site development activities.

- B. The original October 16, 2008 proposal showed 24 apartment buildings containing 116 units, one “community building”, and two single-family houses on West Avenue, to remain.
- C. The project was revised during the public hearing process. The revised proposal was dated December 9, 2008. As part of that proposal, perpendicular parking on either side of the new parade ground will be changed to angled parking. Other plan changes included the reduction of the density at the corner of West Avenue and Noroton Avenue by removing one of the five proposed buildings near that corner. The applicant also changed the types of buildings and number of units at the south end of Allen O’Neill Drive near the turnaround. The total number of units on the project was reduced from 116 to 111 by the applicant and then to 107 by the Commission. This does not include two single-family units on West Avenue, which are now, and will be continued to be owned and operated by the Darien Housing Authority. Those are shown on Assessor’s Map #21 as Lots #21 (218 West Avenue) and #22 (216 West Avenue), which total 16,200 square feet of land area. All of the units will continue to be occupied by eligible tenants.
- D. On November 20, 2008, the Architectural Review Board granted approval for this project (ARB #41-2008). That approval is hereby incorporated by reference.
- E. In his one-page referral comments memorandum dated November 12, 2008, Fire Marshal Robert Buch requested the water main to be a looped system to provide for greater reliability, and to clearly define the location of fire hydrants. A November 20, 2008 letter from Crosskey Associates was submitted in response to Mr. Buch’s memorandum. This memo notes that the water main will be a looped system and that fire hydrants will be provided in the approved locations. They also confirmed that a hydrant flow test will be performed to confirm adequate water pressure and supply.
- F. At the public hearings on this application, neighbors and residents had concerns regarding the size and bulk of the proposed buildings, especially those on Elm Street. Their concern was that the proposal was not in harmony with the neighborhood.

TRAFFIC, PARKING, AND DRIVEWAYS/CURB CUTS

- G. As part of this application, the applicant submitted a traffic study from Milone & MacBroom. The Planning & Zoning Commission hired Michael Galante of FP Clark Associates to review and comment upon that Barkan and Mess report. Mr. Galante sent a December 9, 2008 letter with his comments on the Milone & MacBroom, Inc. traffic study.
- H. The existing public road, Allen O’Neill Drive, loops from Noroton Avenue to Elm Street and has a turnaround area to the southeast. As part of this application, that public road is to be abandoned, and the property turned over to the Darien Housing Authority. That road abandoning process will require a Mandatory Referral from the Planning and Zoning Commission and possibly approvals from the Board of Selectmen and/or the Representative Town Meeting. Although the abandonment of a public road is highly unusual, the Commission believes that it is appropriate due to the size, nature, location, and specific layout of this

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development. The development of this property will look and function like existing condominium complexes in Darien, as well as the Avalon Darien apartment complex, all of which are served by private driveways and not public or private roads. Those driveways are all maintained privately by the owners/renters of the condominiums.

- I. During the public hearing, a member of the public had concern about the existing public road being abandoned and turned into a private driveway. Their belief was that this could impact police patrols, because it would become a private road. That is not the case, as the Darien Police Department now patrols all of the roads in the Town, whether private or public.
- J. During the public hearing process, there was concern about traffic flow and queuing in the area of Noroton Avenue and West Avenue. To improve future traffic flow, there shall be a 15 foot wide street and pedestrian improvement easement near the intersection of Noroton Avenue and West Avenue. This will allow for future widening of this intersection. Given the increased pedestrian traffic that will be generated toward the South and West by the greater number of residents occupying the proposed site, improvements to pedestrian safety shall be required at the intersection of West Avenue and Noroton Avenue both in the installation of striped crosswalks and of pedestrian walk and don't-walk synchronized traffic signals.
- K. There are no new curb cuts onto West Avenue. In fact, three existing curb cuts, two of those within 200 feet of the intersection of West and Noroton Avenues, will be eliminated. Existing traffic and queuing conditions leading into this intersection were noted during the public hearing.
- L. Sidewalks have been proposed as part of this project both within the site and along some of the perimeter streets. The Commission believes that those sidewalks are essential to having safe pedestrian access through and around the site.
- M. There is an existing monument now on the site. That monument is proposed to be relocated. The Commission believes that the proposed new location is appropriate, and with the proposed accent pavers and plantings, the monument will be enhanced, and will have more visibility than currently.

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DRAINAGE

- N. A comprehensive drainage analysis was submitted by the applicant. The Town hired Tighe & Bond to review that analysis along with the plan. This is consistent with one of the comment's from the EPC that "P&Z should retain an engineering consultant to peer review the proposal". Tighe & Bond sent comments dated November 18, 2008 and December 19, 2008.
- O. At the public hearing, it was noted that most of the storm water now drains to the southeast towards West Avenue. After the regrading to accommodate the development, the existing four drainage sectors will be very similar, but slightly altered. Less area will flow to the southwest (towards Heights Road), once the development is completed. It is common knowledge that there are known drainage problems on Heights Road, and the Commission needs to ensure that these existing problems will not get worse. Because the amount of water flowing towards Heights Road will be decreased as part of this project, the Commission believes that it will not make existing drainage problems on Heights Road worse, and in fact, may actually improve them. Therefore, in most rain storm conditions, runoff will be significantly reduced in comparison to current conditions. The overall design is to store and accommodate storm water runoff from a 50-year design storm.
- P. Another drainage aspect to the application is the curtain drain proposed by the applicant to be installed along the eastern property line. This curtain drain will intercept and collect much of the subsurface water that might flow through the site and then easterly into the underground areas along Fairfield Avenue.
- Q. The Commission hereby approves the lot line revision to merge the parcels with the exception of Lots #21 and #22, which front on West Avenue. This will allow all of the new buildings to be on one parcel.
- R. The Commission's main concern with respect to the Special Permit component of this application is the "fit" with Elm Street. As proposed, there will be four new buildings which will have frontage on Elm Street—three to the west of the converted Allen O'Neill Drive, and one to its east. Of the three buildings to the west of the drive (Buildings #8, #9, and #10), two are building type "C" and one is building type "D". The building to the east of the drive (Building #24 on the original submission and renumbered #23 on the most recently submitted plan) is proposed to be type "C". To better fit into the neighborhood, the Commission finds that a two bedroom unit shall be deleted from each of these four buildings and there shall be a reduction of each of their footprints by at least ten percent (10%). This reduction in total number of dwelling units along Elm Street and the building size of these four buildings will allow them to better fit in with the character of the neighborhood. The Commission also finds that other modifications and improvements can and should be made to the Elm Street streetscape to allow the Commission to make the requisite Special Permit findings. Those other modifications are outlined herein, but include streetscape improvements as well as larger setbacks (35 feet rather than 30 feet) to minimize any potential visual impact. It is specifically noted by the Commission that the building to the east of the intersection of Allen O'Neill Drive and Elm Street (formerly Building #24, now #23) will have a foundation elevation which in some parts will be lower than the adjacent portion of Elm Street, and will fit with the existing grades.

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- S. The Commission has considered all evidence offered at the Public Hearing regarding the character and extent of the proposed activities, the land involved, the possible effects of the activities on the subject property and on the surrounding areas, and the suitability of such actions to the area for which it is proposed.
- T. The Special Permit application and associated site plan and detailed information has been reviewed by the Commission and, subject to the required modifications discussed herein, is in general compliance with the intent and purposes of Section 1000.
- U. As modified herein, the proposal conforms to the standards for approval as specified in Section 1005 (a) through (g) of the Darien Zoning Regulations.
- V. The location and size of the use, the nature and intensity of the proposed operations involved in or conducted in connection with it, the size of the site in relation thereto, and the location of the site with respect to streets giving access to it, are such that the application, as amended herein, is in harmony with the orderly development of the district in which it is located.
- W. The location and nature of the proposed use is such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or impair the value thereof.
- X. The design, location, and specific details of the proposed use and site development, as modified and approved herein, will not adversely affect safety in the streets nor increase traffic congestion in the area, nor will they interfere with the patterns of highway circulation in such a manner as to create or augment unsafe traffic conditions between adjoining developments and the district as a whole.
- Y. The elements of the Site Plan, submitted as part of the application, **AS REQUIRED TO BE MODIFIED HEREIN**, accomplish the objectives for Site Plan approval as specified in subsections 1024-1025 of the Darien Zoning Regulations.

NOW THEREFORE BE IT RESOLVED that ***Site Plan Application #268, Special Permit Application #122-A, Land Filling & Regrading Application #219, lot line revision***, to replace the existing single-family residences and apartment building which now comprise Allen-O'Neill Homes; abandon the existing Allen-O'Neill Drive; revise lot lines; construct 23 new apartment and townhouse structures containing 107 units of housing; to install necessary drainage facilities; to construct one community building; and to perform related site development activities are hereby modified and approved subject to the foregoing and following stipulations, modifications and understandings:

- 1. Construction and site activity shall be in accordance with the following plans as submitted to the Commission as required to be revised herein:
 - a. Redevelopment-Allen O'Neill Homes—Darien Housing Authority dated December 09, 2008 (11" x 17")
 - b. Allen O'Neill Homes Darien Housing Authority by Crosskey Architects, LLC, dated Oct. 14, 2008, Sheets A-1, B-1, C-1, D-1, E-1, F-1, H-1, CB-1, TS-1.

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- c. Demolition Plan, Allen O'Neill Homes, by Crosskey Architects, LLC, dated Oct. 14, 2008, Sheets C-1, C-2.
- d. Density: Site Plan by Crosskey Architects LLC (modified site plan showing one less building near the intersection of Noroton Avenue and West Avenue.

All drawings and plans must be revised to be coordinated and consistent with each other and this approval.

REVISED PLANS NEEDED:

2. **Revised plans** shall be submitted showing the following:

- a. Add a walkway between Buildings 1 and 2 to go from the parking lot to a crosswalk at the Noroton Avenue/West Avenue intersection. The goal of this is to have it be a "cut through" for pedestrians to walk between the Allen O'Neill development and Noroton Heights.
- b. Change the size of the four buildings on Elm Street to reduce their footprints by at least ten percent (10%) and deleting a two bedroom unit from each of these buildings—those revised units may be the same height as on the proposed plans. Realign the buildings on Elm Street to be farther back from the street and evenly spaced. Leave the number of on-site parking spaces unchanged to avoid the likelihood of on-street parking on Elm Street. Another option, which may make redesign easier for the Housing Authority, would be to delete two units from each of those four buildings (delete eight units from the Elm Street buildings), then relocate four of those units into other buildings on the site which are not on Noroton Avenue or Elm Street.
- c. Show angled parking along the two new driveways entering from and exiting to Noroton Avenue. This angled parking will reinforce the one-way traffic flow.
- d. Establish a 15 foot wide street and pedestrian improvement easement running from the intersection of West Avenue and Noroton Avenue extending for 150 feet eastward along the northerly side of West Avenue. The creation of the easement would allow the Housing Authority to retain ownership of the land, but would allow the town to make improvements to the street and sidewalk in the vicinity. The Commission strongly recommends that the Town consider a widening of West Avenue in this area, allowing either a "straight ahead or right turn only" lane or similar. This will allow vehicles making a left turn from West Avenue onto Noroton Avenue to have a separate lane and thereby not have other traffic queuing behind them.
- e. Proposed location of all fire hydrants, as noted in the Fire Marshal's November 12, 2008 memo.
- f. Reexamine the site plan to maximize the number of large trees to be preserved and to minimize the number of trees (particularly large Elm trees) to be removed.
- g. Add a note to the plans stating that the property owner is responsible to maintain the drainage passing through the site from the adjacent roadways.
- h. Minimize the street impact on adjacent areas, especially Elm Street. In order to achieve this: a 35 foot setback shall be established for any new structures fronting on Elm Street; a detailed landscaping/streetscape plan shall be established for Elm Street and the landscaping/streetscape plan shall include additional and varied vegetation and at a minimum, the installation of a 4 foot tall hedge or residential

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style fence located at least 20 feet in from the travel portion of the street to provide a substantial softening of the visual impact of the new buildings;

- i. The land area acquired through the abandonment of public streets is not to be used in the total land area as used in the calculations for permissible density of number of dwelling units nor for Building Coverage permitted on the site.

Also required are separate plans showing the following:

- j. Within the intersection of West Avenue and Noroton Avenue, crosswalk striping shall be required for the walkways on both sides of West Avenue, and also for walkways on both sides of Noroton Avenue. At the ends of these each striped walkway, walk-don't walk pedestrian signals shall be installed and shall be coordinated with the vehicular traffic signals serving that expanded intersection (See item d., *supra*).
- k. **Landscape/Planting Plan**—this plan shall specifically show the trees to be removed and the trees to be planted, consistent with representations made during the public hearings, but modified as needed to reflect the modifications required herein. Specific landscaping around each of the buildings also needs to be shown. This plan shall be consistent with the Streetscape Plan for Elm Street, and shall incorporate those features. This plan shall also show the six foot high fence (with details) proposed for the property line abutting Fairfield Avenue and six or eight foot high fencing along the rear property line abutting West Avenue.
- l. **Drainage Plan**---showing all drainage as revised to address concerns presented by Tighe & Bond in their December 19, 2008 letter, including, but not limited to the proposed curtain drain.
- m. **Streetscape Plan for Elm Street frontage**---This plan shall show a four foot high hedge or fence along Elm Street, the reduction in size of the four buildings which front on Elm Street, a slight adjustment in the location the Elm Street buildings to be at least 35 feet back from the front property line.
- n. **Lighting Plan**—a full sized version of the plan presented to the Commission entitled, “Public Questions: Lamppost—size, location & design”, by Crosskey Architects, LLC. (in a bound packet).
- o. **Sequencing and Phasing Plan**---The Housing Authority must now develop a detailed plan of the steps and sequences to implement this construction process while still accommodating the existing residents, and addressing the issues raised herein. The project must be broken down into a number of phases because all improvements within an entire phase must be completed before any units within that phase are occupied. Before moving on to another phase, the Housing Authority shall complete the prior phase to the full extent.

All plans shall be submitted to the Planning and Zoning Director for his review to confirm that they comply with this resolution, and are coordinated with each other. The Director shall hire an independent engineer at the Town's expense for a final review of the revised plans to confirm that all of the comments on the Drainage Plan have been properly resolved.

OTHER INFORMATION REQUIRED/NEEDED BEFORE ISSUANCE OF ANY ZONING OR BUILDING PERMITS:

- 3. *Other approvals and permits:* Part of this application is to formally abandon the existing Allen O'Neill Drive. This requires review from the Board of Selectmen, and a Mandatory Referral from this Commission under Section 8-24 of the Connecticut General Statutes. Approval of the

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Darien Sewer Commission for installation/extension of sewer lines. The Sewer Commission will likely require proof of sufficient capacity before approving the project.

4. *Work to be done before any Zoning or Building Permit can be issued:* Complete the installation of the curtain drain and fence along the easterly property line (adjacent to the backyards of Fairfield Avenue properties). It is acknowledged that to do these two items, some tree cutting may be required in this area. In order to allow for greater efficiency, other trees may be cut at the same time. If the neighboring property owners allow test holes on their property, the applicant shall install three test holes on the down slope side of the curtain drain to measure and monitor the effectiveness of the drain upon the groundwater. The periodic test results shall be submitted to the Director of Planning every six months throughout the construction process.
5. The applicant shall file the lot line revision map, and the Drainage Plan and/or Notice of Drainage Maintenance Plan in the Darien Land Records.
6. A construction phasing plan shall be submitted to the Planning and Zoning Department for review and action by the Planning and Zoning Director prior to the issuance of any Zoning or Building Permits. This will ensure the safety of residents who move into a portion of the development during the construction process (before all of the units have been completed). All aspects (including but not limited to parking, drainage, landscaping, utilities, access and egress, etc) of the entire phase must be completed before any units within the phase are eligible for occupancy. Detailed sediment and erosion control plans as well as soil stabilization and replanting plans for each phase are needed.
7. The revised Landscape/Planting Plan and the Streetscape Plan for Elm Street frontage, once reviewed and approved by the Planning & Zoning Director, is an integral part of this approval. No deviations from that plan are allowed. If a tree dies, it shall be replaced as quickly as possible. Any trees that are not replaced are a violation of this approval.
8. Fire Marshal Robert Buch noted in his comments that he desires a looped water system into the development to provide for greater reliability, and to clearly define the location of the water main and fire hydrants. The applicant has stated that it will work with the Fire Marshal to resolve that matter. The plans shall be revised accordingly.
9. All utilities serving this property shall be underground. These include, but are not limited to, electrical, telephone, cable TV, and all other wiring. The Commission notes that the applicant is hoping to have natural gas lines extended to serve this area.
10. The applicant has proposed that all of the buildings will be served by a private driveway and not a street. Since there is no new public or private road construction and no extension of public utility facilities, the Commission waives the requirement for submission of a Performance Bond.
11. Per Section 527 of the Regulations, the required usable open space areas shall be properly monumented by a licensed land surveyor for clear demarcation. This monumentation shall be put in place prior to the filing of the final Lot Line Revision Map and/or project plans in the Darien Land Records. In the alternative Section 527b of the Regulations allows for terrace areas to be located adjacent to buildings.

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12. Prior to preparing the final lot line revision mylar, lot numbers and street addresses shall be verified with the Assessor. Those should be included on the final mylar of the lot line revision map for filing in the Darien Land Records.

DURING CONSTRUCTION:

13. During construction, the applicant shall utilize the sediment and erosion controls illustrated on the plans and any additional measures as may be necessary due to site conditions. These sediment and erosion controls shall be installed and maintained to minimize any adverse impacts during the construction and until the area has been revegetated or restabilized. The Planning and Zoning Department shall be notified prior to commencement of work and after the sedimentation and erosion controls are in place. The staff will inspect the erosion controls to make sure that they are sufficient and are as per the approved plans. All erosion control measures must be maintained until the disturbed areas are stabilized.
14. A construction phasing plan shall be submitted to the Planning and Zoning Department for review and action by the Planning and Zoning Director prior to the issuance of any Zoning or Building Permits. This will ensure the safety of residents who move into a portion of the development during the construction process (before all of the units have been completed).

DRAINAGE:

15. Rough site work for the project may commence once the sediment and erosion controls and other environmental protection measures are in place. Prior to the issuance of a Zoning or Building Permit for any of the proposed buildings, the required curtain drain along the eastern side of the property shall be completed. Around the work area for each building or group of buildings that are being constructed, the storm water runoff must be addressed on a temporary, during construction basis. This includes limiting the potential for erosion, capturing sediment that does get created, and providing for the flow of storm water in a manner that will not create any problems for adjacent or downstream properties.
16. The applicant shall install the drainage system as shown on the submitted plans. The applicant/property owner shall have the continuing obligation to make sure that storm water runoff and drainage from the site will not have any negative impacts upon the adjacent properties. If such problems do become evident in the future, the owner of the property shall be responsible of remedying the situation at their expense and as quickly as possible.
17. Prior to the installation of the curtain drain, a Professional Engineer shall perform boring tests to confirm that the proposed curtain drain will "cut off" subsurface flow to the east (i.e., to confirm that the curtain drain will work effectively). After all of the underground galleries and surface feeders are in place, another "effectiveness" test shall be performed by the engineer.
18. A Professional Engineer shall certify in writing that the required drainage work has been properly completed in accordance with the approved plans. A certification shall be submitted regarding the final building height of the buildings as constructed.

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19. It is incumbent upon the property owner(s) to maintain the installed drainage system, including, but not limited to, maintenance on the underground structures, (such as inspection and clean out once every 18 months or more frequently as needed). A long-term maintenance plan for drainage shall be submitted for the Planning and Zoning Commission file, and implemented by the Darien Housing Authority. This plan, and/or Notice of Drainage Maintenance Plan shall be filed in the Darien Land Records.

OTHER:

20. Prior to a Certificate of Occupancy of any unit in any building within this multi-building project, the applicant shall complete all common improvements for the entire building. These improvements include, but are not limited to: driveways; parking; the exteriors of all buildings; drainage work; landscaping; garbage areas, and utilities.
21. All restrictions on these affordable housing units shall be filed in the Darien Land Records prior to the issuance of a Certificate of Occupancy for the building. Copies of those restrictions, which should identify the entity certifying annually the income verification of the tenants, would need to be submitted for the record in this matter.
22. It is noted that the Darien Sewer Commission will need to act upon the proposal to modify the sanitary sewer extensions for this project. Without obtaining the approval of the Sewer Commission, the project could not be implemented. Once the applicant has obtained that necessary approval, a copy shall be submitted for the Commission's file. The Planning and Zoning Commission wants to ensure that the Town's existing, or, as needed, improved sewer system can accommodate the increase in volume from this development.
23. Starting in July 1, 2009, the Housing Authority shall file a quarterly report with the Commission, noting the status of the project and any changes in the financial aspects. These quarterly reports shall be filed until construction of the final building is complete.
24. The granting of this Permit does not relieve the applicant of responsibility of complying with all applicable rules, regulations, and codes of other Town, State, or other regulating agencies. This would include, but not be limited to, approval for cutting any trees within the Town right-of-way; approval to extend existing sanitary sewer lines; and approval for any new curb cuts/street openings on public streets. The Housing Authority is also responsible for ongoing maintenance of the project. A subsequent Mandatory Referral report from this Commission under CGS 8-24 will be needed for the abandonment of the existing Allen O'Neill Drive and possibly for sanitary sewer extensions as well. Demolition Permits from the Building Department will be needed to demolish the existing structures. Permits from the Fire Marshal will be needed to remove underground oil tanks, to install any new oil tanks, and for any above-ground or underground propane tanks.
25. In evaluating this application, the Planning and Zoning Commission has relied on information provided by the applicant. If such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, the Commission reserves the right, after notice and hearing, to modify, suspend, or revoke this permit as it deems appropriate.

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26. This permit shall be subject to the provisions of Sections 1009 and 1025 of the Darien Zoning Regulations, including but not limited to implementation (i.e., the start of construction) of the approved plan within two years of this action (March 9, 2011). This will allow the applicant time to pursue approvals from other boards and agencies, and pursue necessary funding for the project. This approval may be extended as per Sections 1009 and 1025.

All provisions and details of the plans shall be binding conditions of this action and such approval shall become final upon compliance with these stipulations and the signing of the final documents by the Chairman. A Special Permit form shall be filed in the Darien Land Records within 60 days of this action or this approval shall become null and void. All completed requirements and materials: the revised plans; the Open Space Declaration; final mylar reflecting the lot line revisions with Lot numbers, street addresses, and 15 foot wide easement near the Noroton and West intersection; and drainage maintenance plan, or Notice of Drainage Maintenance Plan; shall be completed and submitted to the Planning and Zoning Department within 90 days of this action and filed in the Darien Land Records or this approval shall become null and void.

At about 9:35 P.M., Mr. Conze read the following agenda item:

Discussion and deliberation only by the Commission members on the next three items:

Proposed Amendments to the Darien Zoning Regulations put forth by 333 West Avenue Associates, LLC. A proposal put forth by 333 West Avenue Associates LLC to amend the Darien Zoning Regulations. This proposal would add a new Section 1052 to define and allow "Single-Family Open Space Development" and amend the existing Subsection 404 to allow such use as a Principal Use requiring a Special Permit. *HEARING CLOSED: 2/24/2009. DECISION DEADLINE: 4/30/2009.*

Mrs. Grimes said that she has wrestled with the question of whether this spot zoning or not. Mr. Ginsberg said that this is a proposal to amend the Zoning Regulations to allow a Special Permit use on any site that meets the criteria put forth in the Regulations. It is not re-zoning a particular piece of property. Mr. Hutchison noted that it is not likely that this type of development could pop up anywhere, but there are a few places where it might occur. He said he very much likes the new environmentally oriented provisions in the Regulations that better protect steep slopes and wetlands from development activity. The proposed regulation also contains a limit on impervious surface for this type of development.

Mr. Bigelow said that it is important that the Commission and the general public separate the specific site from the general change to the Regulations. He said that the conceptual site plan that the applicant has shown to the Commission may or may not be appropriate, but the site plan is not the subject of the current application. The current application is only the amendment to the Zoning Regulations that will allow this applicant or other property owners to apply for the necessary Special Permit. Mr. Conze said that an important aspect of the proposed amendment is to allow housing that is consistent with the neighborhood and the Commission would have greater control over the size and location and style of the housing that gets created. Each of the units would be a separate detached house rather than attached, townhouse or apartment style dwelling units. He noted that normal market forces would likely result in large houses on these properties. Mr. Spain said that this is a good regulation that does not count unusable land toward the calculation of

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permitted density (it subtracts out steep sloped areas and wetland areas from the calculation). The Commission directed the staff to draft a Resolution for action at a future meeting.

Chairman Conze read the following agenda item:

Review and Brief Discussion of High School Lights Report

Mr. Ginsberg explained that the Commission had previously received the report from the Board of Education. That report included letters from neighbors and gave an evaluation of the temporary experiment that was conducted in the fall of 2008 regarding lights that allowed the football team to practice in the early evening. Mr. Spain said that he felt that it was a good report. He noted that one of the letters from the neighbors suggests that screening trees that were originally supposed to be installed per the site plan were either not installed or have not been maintained. He said that this should be looked into to determine if there is any validity to that allegation. Mr. Conze said that he thinks this has to do with landscaping that might have been required on the north side of the football field in accordance with the Simpson lawsuit.

Mr. Ginsberg said that he has no indication if the Board of Education is planning to come back to the Commission with a request for any type of lighting in the future. Mr. Conze said it was very clear that the temporary experiment was for extended practice for the varsity football team and not for other high school sports or junior lacrosse leagues or anything of that nature. Mr. Finke said that any future application by the Board of Education needs to be submitted in a timely manner so that the Commission is not rushed into a decision. He said this will be a very controversial issue and needs to be thoroughly discussed before a decision is made.

Chairman Conze then read the following agenda item:

Discussion of Home Connecticut Grant.

Mr. Ginsberg said that Andrea Sangrey who was going to make a presentation to the Commission is not feeling well and this matter will be put on the future agenda.

Chairman Conze then read the following agenda item:

Discussion, deliberation and possible decision regarding:

Informal discussion regarding proposed crosswalk improvements and new sign at the intersection of Brook Street and Boston Post Road.

Mr. Ginsberg said that a revised version of the sign had been submitted. The original sign located on Brook Street and directing people toward the Grove Street area had included the specific names of individual businesses. Such a design was not acceptable to staff or the Architectural Review Board. It has been substantially revised so that now it is a generic sign indicating that direction toward the Grove Street area and indicating that public parking is available in that area.

The other aspect of the project is to create brick cross walks across Brook Street and across the Boston Post Road. The applicant has worked with the Fire Marshal to make sure that adequate turning radiuses are available for fire equipment. State of Connecticut Department of

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Transportation (DOT) permission will be needed because each cross walk is within their street right of way. Mr. Ginsberg said that he understands that the DOT is likely to approve the crosswalk across Brook Street, but they are reluctant to approve the proposed crosswalk across the Boston Post Road. He said that some of the work along Brook Street would also be within the Town's right-of-way and would need approval from the Town authorities as well. Mr. Conze said that he understands that the Architectural Review Board had not supported the original proposal. He asked when the ARB could review the revised plans and report back to the Commission. Mr. Ginsberg indicated that the Architectural Review Board will not meet until the 24th of this month.

Richard Kent of Environmental Design Associates indicated that the applicant has already applied to the Connecticut Department of Transportation for the proposed crosswalks.

Mr. Ginsberg said that the proposed sign on Brook Street is now a generic sign directing people to the Grove Street area. It does not have the names of any businesses or private properties. He said it is designed so that it will not look like a typical street sign. Mr. Spain said that it is good that it is not store specific because such off-site signs are not permitted. Mrs. Grimes said that she is concerned about the black sign with yellow or gold writing and whether that would be visible at night. Commission members noted that they do not want to have florescent lettering or other inappropriate designs but they do want to have this type of sign be visible at night.

The Commission unanimously approved the design of the crosswalks and noted that the safety aspects should be stressed to the Department of Transportation. The Commission unanimously approved the generic sign design.

Chairman Conze read the following agenda item:

Modification of Coastal Site Plan Review #175, Wiggins, North Road.

Requested modifications to previous approval.

Commission members reviewed the March 5, 2009 letter from Alison Tamsett of Norwalk Marine Contractors. Attached to her letter are permits from the US Army Corps of Engineers and the Connecticut Department of Environmental Protection (DEP). Mr. Ginsberg explained that this is a fairly unique project and had a unique proposal pending with the DEP for a long time. Alison Tamsett explained that much of the work involves tidal wetland restoration between a mean high water line up to the area one foot above the high tide line. This work will involve removing invasive plant species and shade trees and recreating a gentle slope and replanting that sloped area. The idea of having a metal bulkhead type structure is not acceptable to the DEP and has therefore been eliminated from the plans. The Commission members discussed the requested modifications. The following motion was made: That the Commission approve the requested modifications to the shore line restoration work at the Wiggins' property on North Road. The motion was made by Mr. Bigelow, seconded by Mr. Finke and unanimously approved.

Chairman Conze read the following agenda item:

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Approval of Minutes

February 24, 2009 Public Hearing/General Meeting

The following motion was made: that the Commission adopt the meeting minutes as presented. The motion was made by Mr. Bigelow, seconded by Mrs. Grimes. Voting in favor were Mr. Bigelow, Mrs. Grimes, Mr. Hutchison and Mr. Spain. Mr. Conze and Mr. Finke abstained because they were not present on February 24th.

Any Other Business (Requires two-thirds vote of Commission)

The following motion was made: that the Commission consider two items, the DCA and Taste of Italy, under "Other Business". The motion was made by Mr. Bigelow, seconded by Mrs. Grimes and unanimously approved.

First, Mr. Ginsberg reviewed the March 6, 2009 letter of request from Mary Flynn of the Darien Community Association (DCA). They had a special fundraising concert in the fall of 2008. It was well organized and there were no complaints about traffic or noise or other issues. They want to have a similar special fundraising concert in the fall of 2009 and have asked for permission from the Commission for that special activity. The Commission members discussed the matter and the following motion was made: That the Commission approve the request for a special fundraising concert in the fall of 2009, with the understanding that any future requests beyond that must be reviewed and acted upon by the Commission. The motion was made by Mr. Spain, seconded by Mr. Finke and unanimously approved.

The second item under new business is the requested modifications of The Taste of Italy delicatessen on Tokeneke Road. The letter of March 2009 from Jacek Bigosinski, Architect, explains that the original dumpster enclosure was to be constructed of brick and concrete block. That was never built and, instead the applicant has used a series of fences to enclose the dumpsters. Numerous zoning violations have been corrected within the past year and they are now seeking the Commission's approval to reconfigure the dumpster enclosure in a manner as depicted on the original site plan, but to construct that enclosure of fence with plastic slats in it, rather than brick and concrete block. This second request is to have an exterior icebox located on the side of the building. Commission members reviewed the requested modifications. The following motion was made: That the Commission approve the requested modifications with respect to the dumpster enclosure material and the placement of an icebox on the outside of the building. The motion was made by Mr. Finke, seconded by Mrs. Grimes and unanimously approved.

There being no further business, the meeting was adjourned at 10:25 p.m.

Respectfully submitted,

Jeremy B. Ginsberg
Director of Planning & Zoning